

796
DAVID VANDERBURG AND WIFE,
PEGGY E. VANDERBURG,

GRANTORS

TO

WARRANTY DEED

JEFF E. COHEN AND WIFE,
EMILY I. COHEN,

GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, David Vanderburg and Wife, Peggy E. Vanderburg, do hereby sell, convey and warrant unto Jeff E. Cohen and Wife, Emily I. Cohen, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

TRACT 3 OF THE VAUGHN 100 ACRE TRACT IN SECTION 4; TOWNSHIP 3 SOUTH; RANGE 6 WEST; DESOTO COUNTY, MISSISSIPPI.

Beginning at the southeast corner of the northwest quarter of Section 4; Township 3 South; Range 6 West, said point being the southwest corner of the Vaughn tract; thence north 1012.31 feet along the half section line to an iron pin and the southeast corner of the existing 100 acre tract; thence south 87° 19' west 635.09 feet along the south line of said tract to the point of beginning of the following tract 3: thence north 3° 11' west 1690.04 feet to a point in Byhalia Road; thence south 88° 06' west 173.91 feet along said road to a point; thence south 88° 48' west 142.84 feet along said road to a point; thence south 3° 10' east 1696.11 feet to a point in the south line of of said tract; thence north 87° 19' east 316.75 feet to the point of beginning and containing a net of 12.0 acres more or less. There is a 40 foot right of way for Byhalia Road along the north property line.

Less an exception reserved and retained by John Preston Vaughn and wife, Emma B. Vaughn, prior owners, their heirs and assigns, a one-half ($\frac{1}{2}$) royalty interest (said interest described as a one-eighth ($\frac{1}{8}$) interest for purposes herein) in gas and oil rights in the above described property. Said royalty interest to be a non-participating interest and as described to be one-half ($\frac{1}{2}$) of a one-eighth ($\frac{1}{8}$) interest or one-sixteenth ($\frac{1}{16}$) royalty.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and to the regulations of the DeSoto Planning Commission. Further, the warranty is subject to rights-of-way and easements for public roads and public utilities.

Further restrictive covenants are as follows: there shall not be allowed any pigs, hogs, or chickens to be kept or raised

on the property; and further there shall be no inoperative automobiles allowed to be kept or parked on the property.

Possession will be given upon delivery of this deed and taxes for the year 1986 are to be paid by the Grantors.

Witness our signatures, this the 1st day of September, 1986.

David Vanderburg
David Vanderburg

Peggy E. Vanderburg
Peggy E. Vanderburg

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within-named David Vanderburg and Wife, Peggy E. Vanderburg, who did each acknowledge that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed for the purposes expressed therein.

Given under my hand and official seal of office, this the 1st day of September, 1986.

Dickie Farris (Vanderburg)
Notary Public

My Commission Expires:

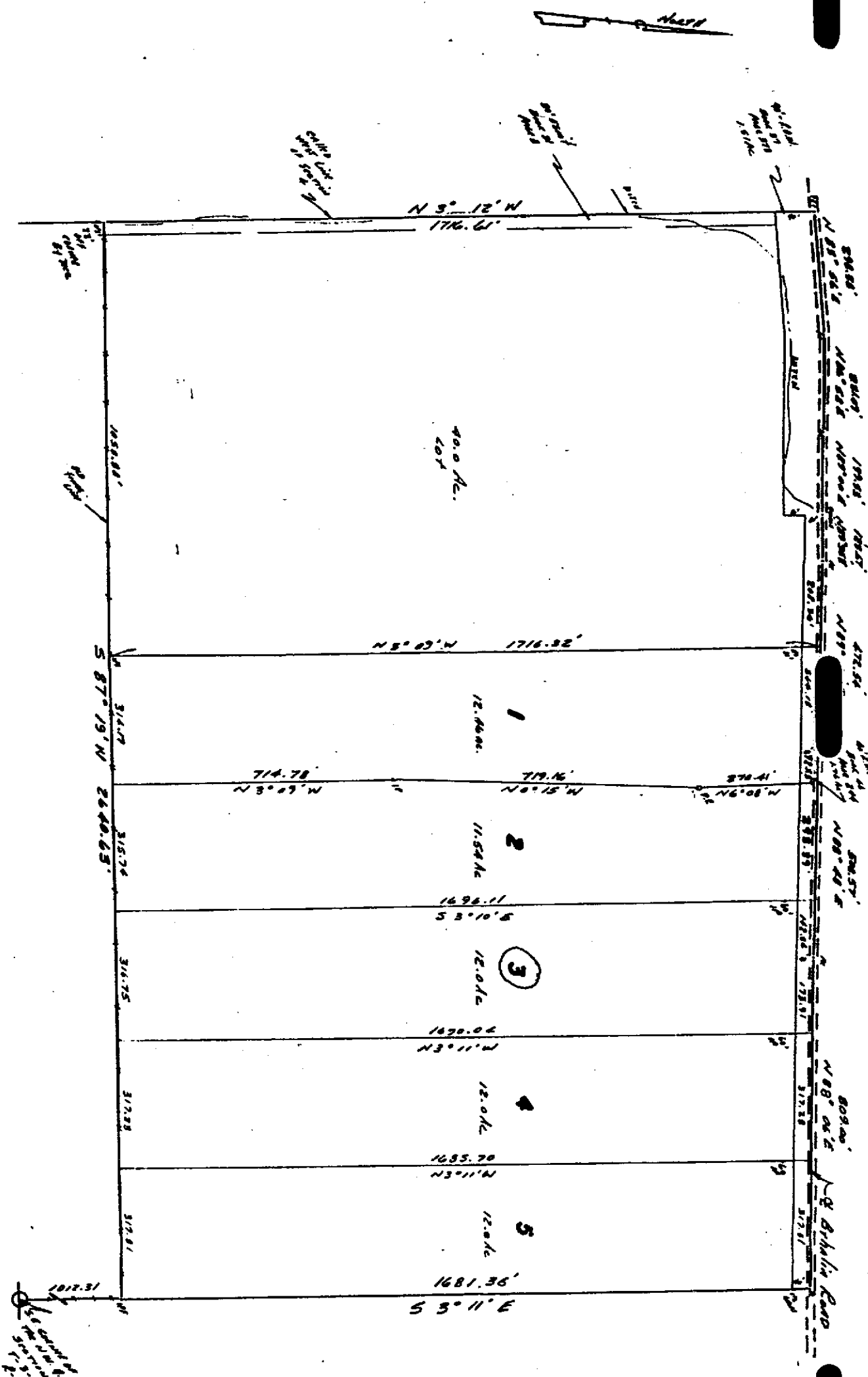
My Commission Expires Feb. 24, 1990

Grantors' Address:

9146 Pigeon Roost
Olive Branch, MS 38654

Grantees' address:

4820 New Gate, Memphis, TN 38118
~~38118~~
~~Memphis, TN 38118~~



SURVEY OF THE VAUGHN 100 ACRES
 SECTION 4; TOWNSHIP 3 SOUTH; RANGE 6 WEST
 DESOTO COUNTY, MISS.
 SCALE: 1"=200'
 DEC. 31, 1986
 J. F. LAUDERDALE
 CIVIL ENGINEER

Filed @ 10:30 A.M., Sept. 2, 1986
 Recorded in Book 188 Page 796
 H. G. Ferguson, Clerk